

Office Investment Opportunity

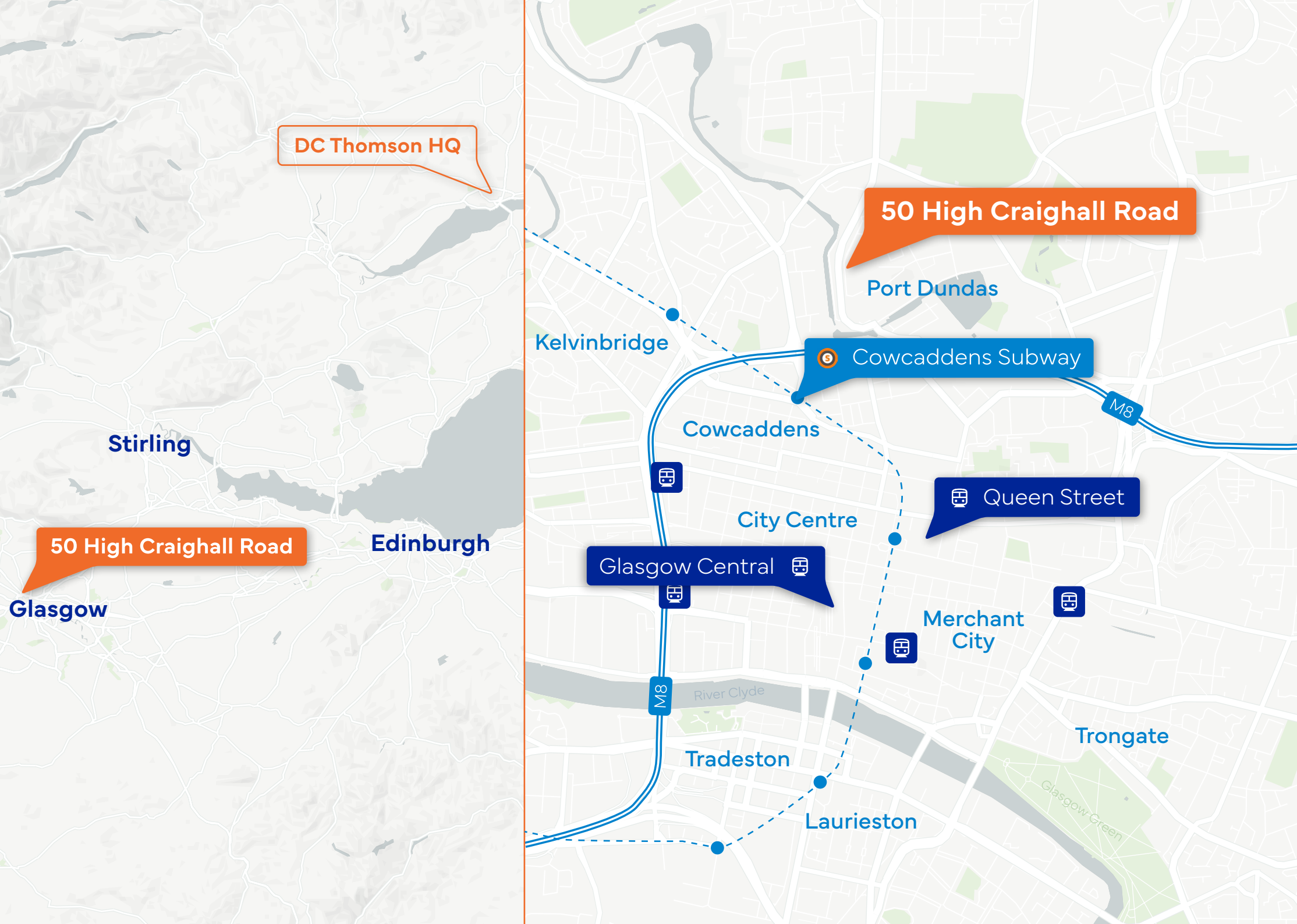
FOR SALE

50 High Craighall Road,
Glasgow G4 9UD

- Net Internal Area: 1,155.71 SQ.M. | 12,440 SQ.FT.
- Recently Refurbished Office Block
- Fully DDA Compliant & Accessible
- Extensive On-Site Parking Provisions
- Part Income Producing
- Sale Price: Upon Application



VIDEO TOUR



Location

The subjects are situated within Craighall Business Park. Which is located within the Port Dundas area of Glasgow approximately 1 mile north of the city centre, held within the Glasgow City Council district.

Craighall Business Park benefits from strong transport links with the M8 motorway located nearby, providing access to Glasgow City Centre and Scotland's wider motorway network. Cowcaddens Subway Station is located 1.3 miles away, offering frequent services to Glasgow city centre, and linking the subjects to Queen Street and Glasgow Central Stations.

More specifically the subjects occupy a prominent position on High Craighall Road, which acts as one of the primary business hubs in Glasgow. The park benefits from national trade counter operators such as Jewson, Screwfix and Booker Wholesales.

Map Key



Glasgow Subway



Queen Street Station

By bike | 8mins By foot | 25mins
By car | 11mins



Glasgow Central Station

By bike | 8mins By foot | 28mins
By car | 17mins



Cowcaddens Subway Station

By bike | 4mins By foot | 15mins

Description

The subjects comprise of a five-storey, standalone office building benefitting from pedestrian access just off High Craighall Road, as well as secure roller shutter access to the rear, via the dedicated carpark.

Internally, the subjects currently benefit from a high quality, modern fit-out throughout with an elevator servicing all floors. The ground floor benefits from an open plan reception area upon entry, as well as accessible W/C and shower facilities. A delivery/warehouse area with racking and roller shutter entrance is also available to the rear.

The 1st Floor benefits from a high-quality fit-out with carpeted floors, plastered walls and suspended tiled ceilings with LED panels throughout. This floor also benefits from glass partitioned meeting/office spaces as well as a fully fitted kitchen/prep area fitted with a fridge and boiling water tap. Male & Female W/C provisions are also just off the main stairwell. This level is currently occupied by Eyebright Limited, currently passing at £27,500 per annum until January 2027.

The 2nd & 3rd Floors are identical to the 1st, with premium fit-out, and benefitting from vacant possession

The fourth-floor is currently utilised primarily as a staff breakout space, with 2 professional quality soundproofed recording studios and a boardroom with extensive views over the city. This level also benefits from an exterior balcony area to the south-west corner.

The subjects also benefit from approximately 16 dedicated staff parking spaces off High Craighall Road.









Accommodation

Floor	SQM	SQFT
First Floor	305.46	3,288
Second Floor	305.46	3,288
Third Floor	305.46	3,288
Fourth Floor	239.33	2,576
Total	1,155.71	12,440

The above sizes have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



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The Details



Sale Price

Upon Application

Lease Information

Tenant (First Floor): Eyebright Limited

Current Passing Rent: £27,500 p.a.

Expiry: January 2027

Further information can be provided to seriously interested parties upon request.

Planning

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

VAT

Unless otherwise stated, all figures quoted are exclusive of VAT.

Rateable Value

The subjects are currently entered into the Valuation Roll at the below values:

Ground Floor	£12,700
First Floor	£29,250
Second Floor	£29,250
Third Floor	£29,250
Fourth Floor	£22,250
Total	£122,700

The rate poundage for 2026/27 is 48.1p to the pound.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Energy Performance Certificate

A copy of the energy performance certificate can be provided to interested parties.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

Calvin Molinari

✉ c.molinari@shepherd.co.uk
☎ 07920 824408

Fraser McDonald

✉ fraser.mcdonald@shepherd.co.uk
☎ 07551 173132

Shepherd Chartered Surveyors

📍 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF
☎ 0141 331 2807

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.